

# ABSOLUTE REAL ESTATE AUCTION

**SATURDAY, February 25th, 2023 @ 10:00 AM**

**1453 COUNTY ROAD, CUNNINGHAM, KY 42035**

## **PREVIEW:**

**Monday,  
February 20  
4-5 pm**



**REAL ESTATE SELLS ABSOLUTE TO THE HIGHEST BIDDER AT 10:00 AM CST! AUCTION HELD ON SITE!**



**ABOUT THE REAL ESTATE:** This updated Country Home in Cunningham, Kentucky is looking for an Owner. **A very Nice 2 bedroom, 1.5 Bath Home on an open 0.89 acre lot.** Features include: Kitchen and Dining Room, Large Family Room, Utility Room, Pantry/Storage Room, Vinyl Windows, Front Porch and A Back Deck Area w/storage. Central Electric Heat and Air. Water supplied by Well.



**REAL ESTATE TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 15% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. The Property Is Being Sold On An "AS IS, WHERE IS" Basis, And No Warranty Or Representation, Either Express Or Implied, Concerning The Property Is Made By The Seller Or Auction Company. Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections Investigations, Inquires, And Due Diligence Concerning The Property. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale.

**270-247-3253 • 800-380-4318**

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